



PROPOSED STANDARDS FOR FENCING AND SCREENING OF CONSTRUCTION SITES AND CONSTRUCTION STORAGE/STAGING AREAS

CITY COUNCIL MEETING

Objective

- Minimize visual impact of construction projects on the community
- Strengthen and standardize the City's standards for fencing and screening of construction sites and off-site storage/staging areas
- Institute a timely and efficient process for the review, approval, and oversight of construction site and staging area fencing and screening





Background

- City currently regulates construction sites and staging areas through several mechanisms:
 - Specifications for Public Works capital projects
 - Encroachment permit conditions for work in right-of way
 - Conditions of approval via planning and entitlement process
 - Building permit conditions for building projects
 - Zoning Code requirement that all off-site temporary construction staging areas obtain temporary use permit from the Planning Commission

Construction Site Standards Review



- City does not have consistent and detailed standards for staging area and construction site temporary fencing and screening
- Staff performed internet search and reached out to neighboring cities to determine best practices and obtain model language



Findings

- Many cities identify potential staging areas for public works projects prior to bid
- A few agencies have detailed fencing and screening specifications and requirements for construction sites, not for off-site staging areas
- City's requirement for temporary use permit via Planning Commission is unusual, potentially increases project costs, is inefficient use of staff time, and impractical for many projects
- City has effective existing mechanisms to regulate both public and private construction projects in the right-of-way and on public and private property



Proposed Standards

- Projects in public right-of-way
 - Limit storage to five workdays and move staging area as work progresses
 - No storage over weekend
 - Debris, loose material clean up at end of each workday
- Projects on public or private property
 - Construction site and staging areas secured by chain link fence with bottom and top rail
 - When adjacent to public right-of way, fence must have screening that is maintained in taut condition with no rips or tears greater than 2"
 - Torn or ripped screening must be replaced within 48 hours
 - Fence to be set back two feet from sidewalk where possible
 - All areas visible from public right-of-way to be maintained free of weeds and litter

Proposed Standards (continued)





Proposed Standards (continued)

- Construction sites on public or private property
 - Fencing facing a public roadway shall include a sign that provides the name and emergency contact information for the general contractor
 - The sign lettering shall be large enough to be read from 10 feet away and the sign shall not extend beyond the top of the fence
 - The sign language and graphics to be approved by City staff
- Engineering, Planning, Building and Code Enforcement staff to be trained on new standards
- City staff to continue to search for appropriate staging areas that could be made available to contractors



Request to City Council

➤ Direct staff to:

- Add the proposed construction fencing and screening standards to the City's construction specifications, conditions of approval, and encroachment and building permit conditions
- Prepare a Zoning Ordinance Amendment that revises Section 12.84.030 of the San Bruno Municipal Code to remove all references to off-site construction staging areas
- Bring before Planning Commission and City Council for consideration

Questions and Discussion

